# RESOLUTION NO. 2014-5

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A SITE PLAN FOR A 14,558 SQUARE FOOT MULTITENANT SHOPPING CENTER ON PROPERTY LOCATED AT 12-22-24 CRANDON BOULEVARD, AS LEGALLY DESCRIBED ON EXHIBIT "A;" PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 30-73 of the Village Code of Ordinances (the "Village Code"), Morgan Property Group (the "Applicant"), with the consent of the property owner Key Biscayne Gateway Partners, Ltd., submitted a Planning & Zoning Application bearing Public Hearing # SP-22 (the "Application") seeking approval of a site plan for the development of a 14,558 square foot (2,628 square feet of which is limited to storage) multi-tenant shopping center on an approximately 1.35 acre property, as legally described on Exhibit "A" (the "Property"); and

WHEREAS, the Applicant, with the consent of the owner of the adjacent property located at 51 Harbor Drive, as legally described on Exhibit "B" (the "Harbor Plaza Property"), amended the Application to include and incorporate the Harbor Plaza Property for the sole and exclusive purpose of providing an additional means of egress and ingress to and from the Property; and

**WHEREAS**, on February 11, 2014, the Village Council conducted a duly noticed public hearing and considered the Application (as amended) in its entirety as well as all testimony and other evidence presented and otherwise made part of the record.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS:

<u>Section 1.</u> Recitals Adopted. The Recitals set forth above are hereby adopted, confirmed, and incorporated herein.

# **Section 2. Findings.** The Village Council hereby makes the following findings:

- 1. The professional analysis and opinions of the Village's Building Planning and Zoning Director (the "Director") as contained in the report dated December 3, 2013 are well founded and support a finding that the site plan review criteria 1, 2, 3(b)(c)(e)(f), 4, 5, 6, 7, & 8 in Section 30-73(g) of the Village Code have been satisfied.
- 2. Reports prepared for the Village by two professional traffic engineering firms concluded in relevant part as follows:
  - 2.1. The exit and entrance to Harbor Plaza has existing safety and operational issues. The exit from Harbor Plaza and entrance are counter intuitive to traffic patterns (Atkins Report at Page 5); and
  - 2.2. If access to this development is allowed via Harbor Drive, it is expected that the existing hazardous conditions will become substantially worse. It is predictable that this will lead to additional traffic accidents, injuries, or fatalities. It is therefore recommended that if this development is approved that it not be permitted to have access via the current driveways on Harbor Drive. (Moss Report at Page 27).

Additionally, these conclusions were supported by the Director's February 11, 2014 report and hearing testimony as well as fact based testimony of pedestrian and vehicular users of the Harbor Plaza Property, including all Village Council members.

Based upon all of the foregoing and other evidence of record, the site plan review criteria 3(a) in Section 30-73(g) of the Village Code has not been met with respect to the proposed automotive vehicular traffic circulation through the Harbor Plaza Property.

3. The record evidence reflects that prohibiting automotive vehicular traffic from accessing and exiting the Property through the Harbor Plaza Property, in particular at the intersection of Harbor Drive, will limit ingress and egress to Crandon Boulevard and will therefore result in traffic circulation that will conform with the site plan review criteria contained within 3(a) of Section 30-73(g) of the Village Code.

- 4. The Director's professional analysis and opinion, as contained in his report dated February 11, 2014, states that safe and efficient access for emergency and service vehicles to all areas of the proposed development is provided, as required by Chapter 52.11 of the Florida Building Code, through the two Crandon Boulevard ingress and egress locations as shown on the Site Plan. Therefore, there is evidence that supports a finding that site plan review criteria 3(d) in Section 30-73(g) of the Village Code has been satisfied.
- Section 3. Site Plans Approved. The following plans prepared by Bohler Engineering, dated October 10, 2013, and consisting of sheets C-1, C-2, C-2A, C-3, C-4, LD-1, LP-1m, LP-2, Lp-3 and Angel C. Saqui, FAIA, dated October 9, 2013, and consisting of sheets A1.11-A2.11, A2.12, and A2.13, reduced copies of which are attached hereto as Exhibit "C," (collectively, the "Site Plan") are hereby approved, subject to the conditions in Section 4 below.
- <u>Section 4.</u> <u>Conditions.</u> The approval granted by this Resolution is subject to compliance with the following conditions:
- 1. Prior to the demolition of the Property, the Village will be given an opportunity to remove the trees that will not be kept on the Property and plant them within the Village.
- 2. The eight (8) ft. high chain link fence along the north property line adjacent to Calusa Park shall be replaced with a six (6) ft. high black vinyl coated chain link fence.
- 3. The Site Plan shall be amended to show that all water (runoff) is contained on the site. The grass area in front of the entrance to the market/pharmacy shall be finished in concrete and the entire entrance area shall be designed as a plaza to enhance the entrance. The design shall be approved by the Director.
- 4. The proposed 5 ft. pedestrian sidewalk in the parking lot shall be concrete and clearly marked and signed as a sidewalk. Speed bumps shall be approved by the Director and

located at the entrance and exit from the driveway to Crandon Boulevard and along the north driveway. The stop sign shall be placed on the exit at a location determined by the Director.

- 5. All glass shall be clear. The merchandising cabinets adjacent to the windows shall be no higher than the window sill. Merchandise may be displayed on top of the cabinets but not stacked upon one another. No machine or equipment shall be placed inside the store which blocks views into the store.
- 6. The first letter of the signs shall be capitalized with the remaining letters in each sign small case. The maximum height of the letters shall not exceed 14 inches for the market/pharmacy and liquor store signs. (See, Director's December 3, 2013 for an analysis of the sign program).
- 7. There is a proposed fire hydrant at the northeast portion of the site. Fire Department Staff have commented that the hydrant should be relocated to the entrance to Walgreens with a second hydrant at the south side of the property labeled "Future Stand Alone Building."
- 8. With the exception of golf carts, pedestrians, and bicycles, automotive vehicular circulation between the Harbor Plaza Property and the Property shall be prohibited. Additionally, the following shall be constructed/installed:
  - a. a three (3) ft. CBS wall located at the property line at the proposed cross-access area with an opening limited in width to permit golf carts, pedestrians, and bicycles.
  - b. a 6 ft. black vinyl coated chain link fence from the cross-access area along the property line at the Harbor Plaza Property and Property to the sidewalk at Harbor Drive.

- c. a three (3) ft. CBS wall along the rear property line at Harbor Plaza Property and Property at the service drive.
- 9. Fully comply with all subdivision regulations prior to the issuance of any building permit.

Section 5. Recording. This Resolution shall be recorded, prior to the issuance of a building permit, by the Applicant at its expense in the public records of Miami-Dade County. A copy of the proof of recordation shall be submitted to the Building, Zoning and Planning Department prior to the issuance of any building permits.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

Section 7. Appeal. Any appeal of this approval granted under this Resolution shall be filed within 30 days of rendition in accordance with Rule 9.100(c) of the Florida Rules of Appellate Procedure.

PASSED AND ADOPTED this 11th day of February, 2014.

MAYOR FRANKLIN CAPLAN

ATTEST AND RENDERED THIS 5rd DAY OF MARCH 2014:

CONCHITA H. ALVAREZ, MMC, VILLAGE CLERK

VILLAGE ATTORNE

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

# EXHIBIT A

## LEGAL DESCRIPTIONS:

That part of Tract 1, of Subdivision of a portion of MATHESON ESTATE, according to the Plat thereof, recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

Beginning at the Northeast comer of Tract 1, run Southwesterly along the Easterly line of said Tract 1 a distance of 150 feet to a point; thence run West parallel to the North line of said Tract 1, a distance of 250 feet to a point; thence run Northeasterly parallel to the Easterly line of said Tract 1 a distance of 150 feet to a point on the North line of said Tract 1, thence run East along the North line of said Tract 1, a distance of 250 feat to the Point of Beginning.

PROPERTY ADDRESS: 12 CRANDON 30ULEVARD. Key Biscayne, Florida. 33133

AND

A portion of Tract 1, Subdivision of a portion of MATRESON ESTATE, according to the Plat thereof, as recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

Commencing at the Northeast comer of said Tract 1, thence run Southwesterly along the Easterly line of said Tract 1, a distance of 150 feet to the point of beginning of the parcel of land hereinafter to be described; thence run Southwesterly along the Easterly line of said Tract 1, a distance of 113.32 feet to a point; thence run West parallel to the North line of said Tract 1, a distance of 250 feet to a Point; thence run Northeasterly parallel to the Lasterly line of Tract 1, a distance of 113.32 feet to a point; thence run East parallel to the North line of Tract 1, a distance of 250 feet to the Point of Reginning.

PROPERTY ADDRESS: 22-24 CRANDON BOULEVARD, Key Biscayne, Florida, 33139

# **EXHIBIT B**

A portion of Tract I, "SUBDIVISION OF A PORTION OF MATHESON ESTATE", according to the Plat thereof, recorded in Plat Book 46 at Page 86 of the Public Records of Dade County, Florida; said portion of Tract 1 being more particularly described as follows:

BEGIN at the Northwest corner of said Tract 1; thence run East along the North line of said Tract I for a distance of 197.71 feet to a point; thence run South 26 degrees 41 minutes 30 seconds West along a line parallel with the East line of said Tract 1, for a distance of 363.38 feet, to a point on the North line of Harbor Drive of "FOURTH ADDITION TO TROPICAL ISLE HOMES SUBDIVISION", recorded in Plat Book 53, at Page 39, Sheet #2, of the Public Records of Dade County, Florida; thence run WEST along said North line of Harbor Drive, for a distance of 197.28 feet to a point of intersection with a curve on the West boundary of said Tract 1; thence run Northeastwardly along a curve to the right having a radius of 2635 feet, a central angle of 00 degrees 58 minutes 12 second, chord bearing North 26 degrees 12 minutes 24 seconds East, for an arc distance of 44.61 feet to the Point of Tangency; thence run North 26 degrees 41 minutes 30 seconds East, along the West line of said Tract 1, for a distance of 318.58 feet, to the POINT OF BEGINNING.









#### PARCEL 1:

That part of Tract 1, of Subdivision of a portion of MATHESON ESTATE, according to the Plat thereof, recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

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PROPERTY ADDRESS: 12 CRANDON BOULEVARD. Key Biscayne, Florida. 33139

## PARCEL 2:

A portion of Tract 1, Subdivision of a portion of MATHESON ESTATE, according to the Plat thereof, as recorded in Plat Book 46, at Page 86 of the Public Records of Dade County Florida, described as follows:

Commencing at the Northeast corner of said Tract 1, thence run Southwesterly along the Easterly line of said Tract 1, a distance of 150 feet to the point of beginning of the parcel of land hereinafter to be described; thence run Southwesterly along the Easterly line of said Tract 1, a distance of 113.32 feet to a point; thence run West parallel to the North line f said Tract 1, a distance of 250 feet to a Point; thence run Northeasterly parallel to the asterly line of Tract 1, a distance of 113.32 feet to a point; thence run East parallel to the North line of Tract 1, a distance of 250 feet to the Point of Beginning.

PROPERTY ADDRESS: 22-24 CRANDON BOULEVARD. Key Biscayne, Florida. 33139

### LEGEND:

F.N. = FOUND NAIL

S.I.P. = SET IRON PIPE

L.F.E. = LOWEST FLOOR ELEVATION

(R) = RECORD

(M) = MEASURED WOOD POLE WITH OVERHEAD ELECTRIC LINE

= CONCRETE AREAS

= PAVED AREAS

= 6' HIGH METAL FENCE

- - - = CHAIN LINK FENCE EM = ELECTRIC METER ■ ≟ CATCH BASIN

C.B.S = CONCRETE BLOCK STRUCTURE

= WATER METER = SANITARY SEWER MANHOLE

= CONC. LIGHT POLE

=PHONE BOOTH

C/O C = CLEAN OUT C = CENTER LINE

# J. F. LOPEZ & ASSOCIATES, INC.

### CONSULTING LAND SURVEYORS AND PLANNERS CERTIFICATE Nº LB.3192, STATE OF FLORIDA

7900 NW. 155th ST, SUITE 104, MIAMI LAKES, FL.33016 Ph: (305) 828-2725 Fax: (305) 828-3589

I HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J- 17-05, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472,027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

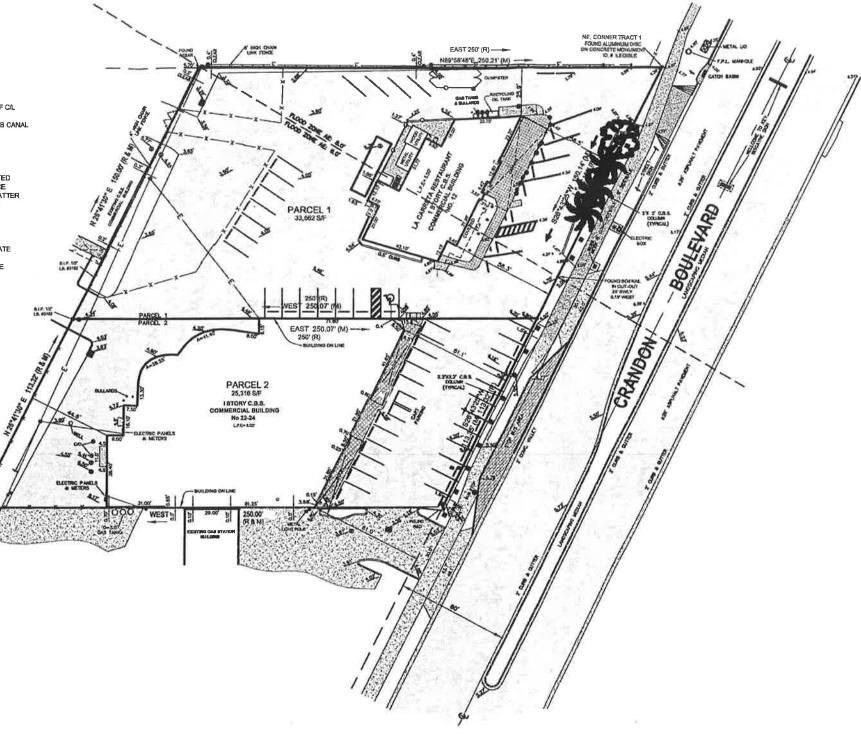
JOSE F. LOPEZ, P.S.M. Professional Surveyor & Mapper N°3086, State of Florida.

- 1- TYPE OF SURVEY: BOUNDARY & ELEVATIONS
  2- BEARINGS & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS
- 3- BEARINGS ARE BASED ON AN ASSUMED VALUE OF \$ 28°41'30" W ALONG THE WEST RW LINE OF CRANDON BLVD.
- 4- PROPERTY AREA: 58,845 SQUARE FEET = 1.350895 ACRES.
  5- THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION: 9.0', AS PER F.E.M.A. MAP COMMUNITY No.120648, PANEL No.0483, SUFFIX L, LAST REVISED ON SEPTEMBER 11, 2009.
- 6- ALL ELEVATIONS THUS PARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1928, AS MEASURED FROM MIAMI DADE COUNTY, BENCHMARK No MI-11, LOCATOR 0018 KB, ELEVATION: 4,35 AND IS A BRASS BAR IN CONC. MON. HARBOR DRIVE. — 46" NORTH OF C/L
  KEY BISCAYNE YATCH CLUB DRIVE — 32.7" SOUTHWESTERLY OF C/L
  OF GATE ADDRESS # 191 HARBOR DRIVE — ACROSS STREET
  15.6" NORTHEASTERLY OF NE. END OF BULKHEAD OF YACHT CLUB CANAL
- 7- LEGAL DESCRIPTION AS PROVIDED BY: OWNER 8- USE OF PROPERTY: COMMERCIAL
- 9- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WHERE NOT LOCATED BY THIS SURVEY.
- 10-THIS SURVEY HAVE BEEN MADE ILN AGCORDANCE WITH TITLE COMMITMENT AGENTS FILE REFERENCE 13-0032 GATEWAY, DATED MARCH 22, 2013, ISSUED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, FURNISHED TO THE UNDERSIGNED TO SHOW ANY MATTER OF RECORDS AFFECTING THE SUBJECT PROPERTY AS SHOWN

SCHEDULE B-2 EXCEPTIONS ITEMS 1, 2, 3, 5, 8, 7, 8, 9, 10 AND11 ARE STANDARDS ITEM 2C: NO ENCROACHMENT HAS BEEN FOUND ITEM 4: MATTERS CONTAINED ON THE PLAT OF MATHESON ESTATE
AFFECT THE SUBJECT PROPERTY.

ITEM 12: LEGAL DESCRIPTION OF LEASEHOLD PREMISES WILL BE

# SKETCH OF SURVEY SCALE: 1"=20"



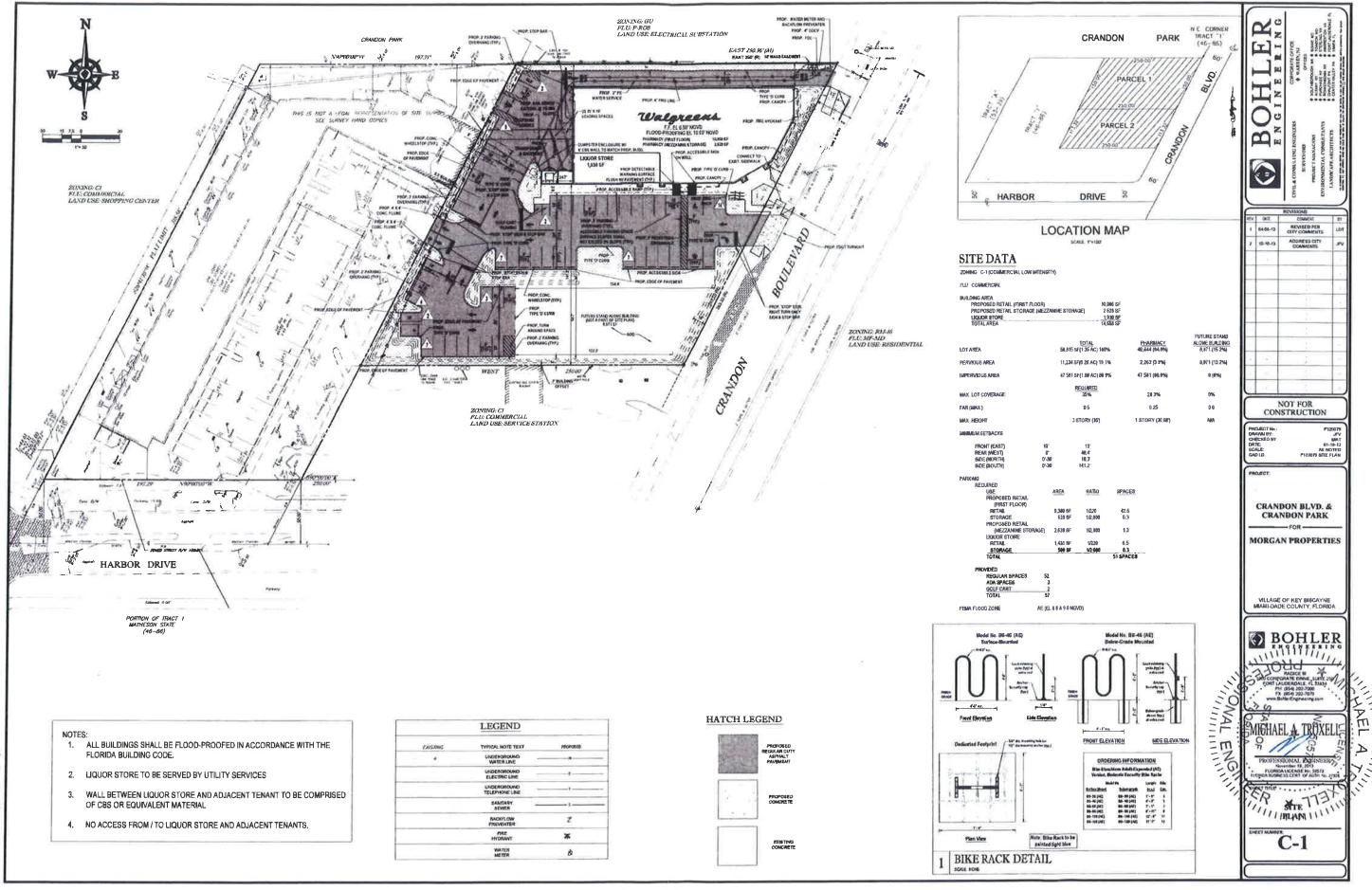
## CERTIFIED TO:

Walgreens Co.,

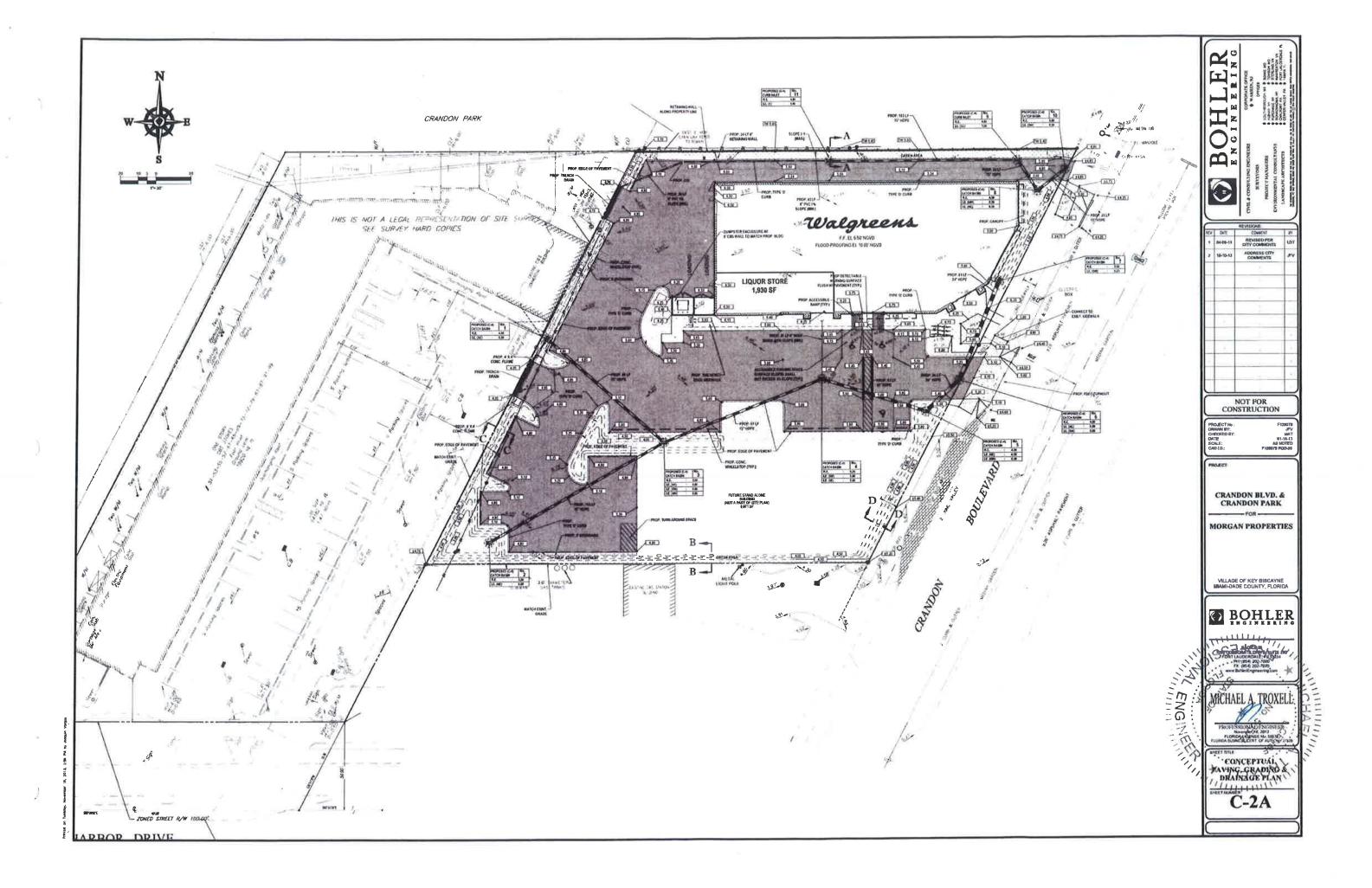
Attorneys' Title Fund Services, LLC, Key Biscayne Gateway Partners, Ltd., a Florida limited partnership

para	
and Florida	Investment Partners, Inc.

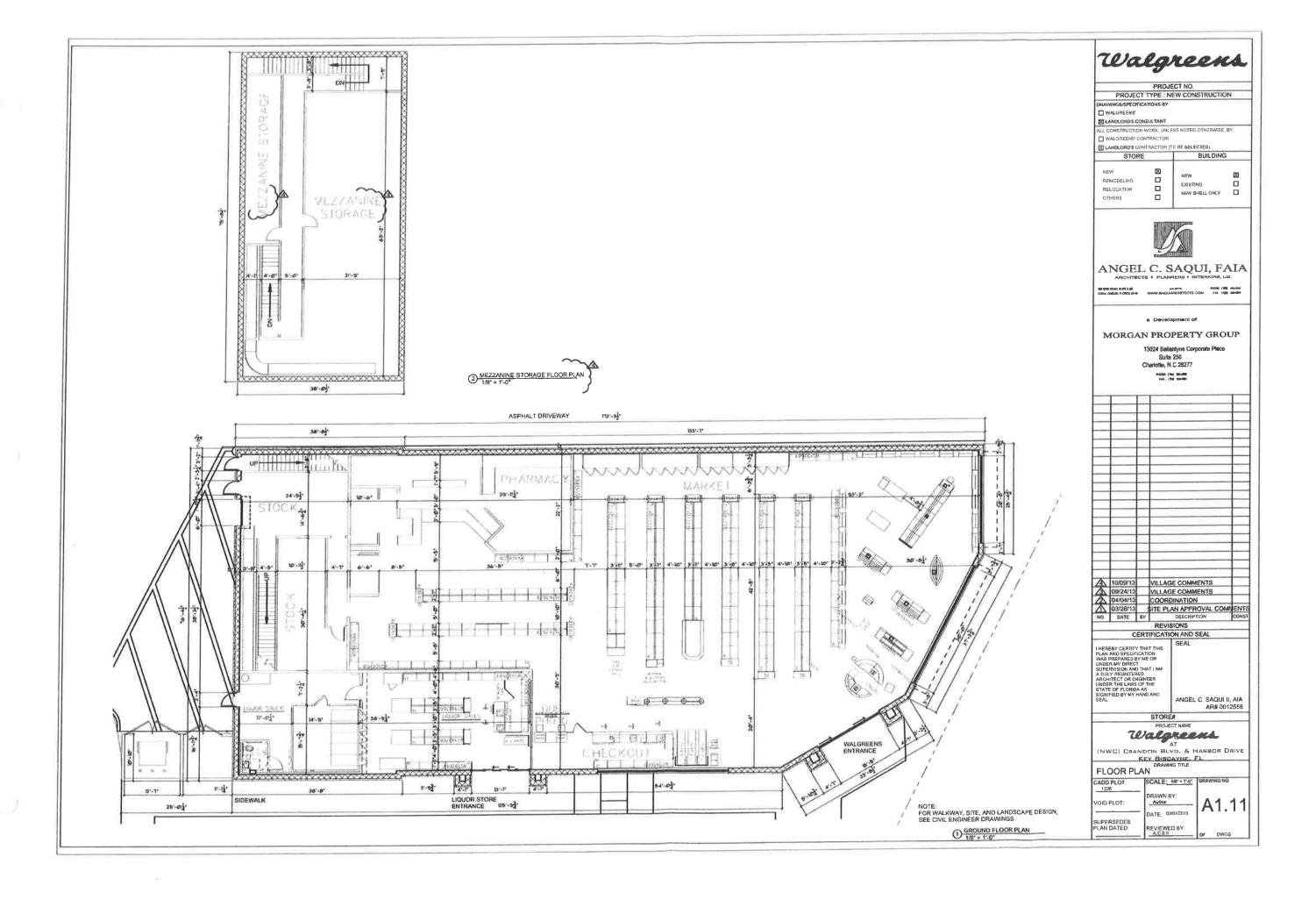
APRIL 6, 2013	120813	JFL	ON FILE	110638-110617	ADD NEW TITLE COMMITMENT
SEPTEMBER 8, 2012	120813	JFL	ON FILE	110638-110617	REVISED, UPDATED & RECERTIFIED
MAY 21, 2012	120507	JFL	H6-45	110638	RECERTIFICATION
JUNE 18, 2011	110617	JFL	H6-45	110617	REVISED & UPDATED
MAY 23, 2009	090515	JFL	H6-45	090515	REVISED & UPDATED
APRIL 04, 2007	070370	MT.P.	H6-45	070370	REVISED & UPDATED
DECEMBER 04, 2006	061133	MT.P.	H6-45	061133	BOUNDARY SURVEY & ELEVATIONS
DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	REVISIONS:

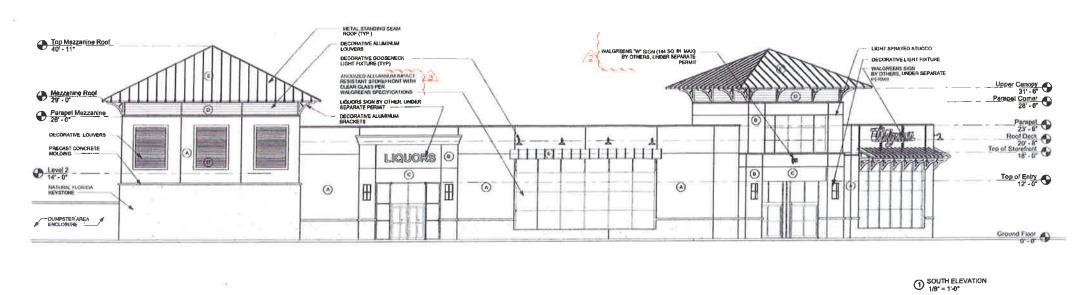


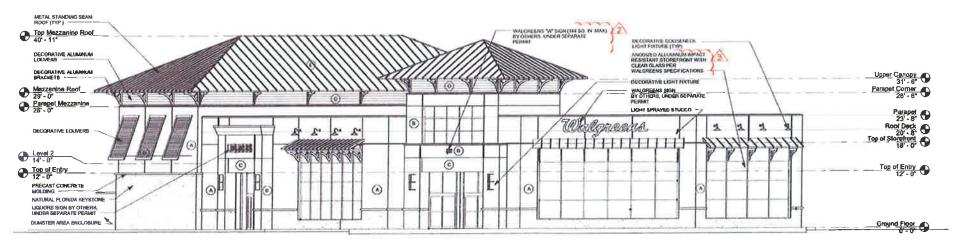
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② EAST ELEVATION AREA CALCULATIONS AREA OF EXTERIOR FACADE FACING GRANDON BLVD = 2,217 SQ FT 50% OF EXTERIOR FACADE REQUIRED TO BE GLAZING: 1,109 SQ. FT GLAZING PROVIDED ON EXTERIOR FACADE FACING CRANDON BLVD = 1,113 SQ FT

# Walgreens

PROJECT TYPE : NEW CONSTRUCTION T WALGREENS TANDLORD'S CONSULTANT THE WALGREENS CONTRACTOR STORE BUILDING REMODELING EXISTING 

NEW SHELL ONLY OTHERN 



ANGEL C. SAQUI, FAIA

a: Development of

MORGAN PROPERTY GROUP

13024 Ballantyne Corporate Piace Sella 250 Charlotte, H.C 25277 FOR 191 80-00

11/13/13 REY BISCAYNE GLASS COMMENTS
11/107/13 REY BISCAYNE SIGN COMMENTS
02/28/13 SITE PLAN APPROVAL COMMENTS
NO DATE BY DESCRIPTION COMBI REVISIONS
CERTIFICATION AND SEAL SEAL

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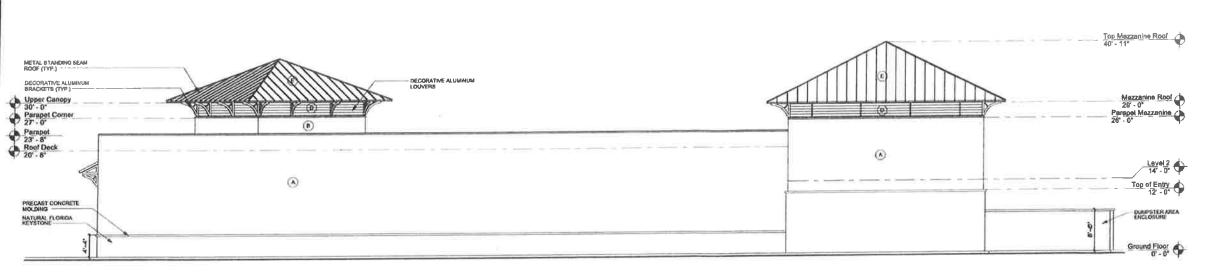
ANGEL C SAQUI II, AIA ARII 0012558

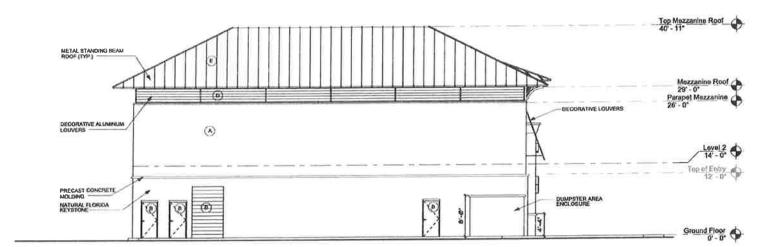
TWALEREALS AT (NWC) CRANDON BLVD. & HARBOR DRIVE KEY HISGAYER, FL.

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1:0" CADO PLOT: 1226 C.V. L.P. VOID PLOT: DATE \_03/01/13\_ SUPERSEDES PLAN DATED:

A2.11 ACS#





4 WEST ELEVATION 1/8" = 1'-0"

COLOR LEGEND - SHERWIN WILLIAMS PAINT SW 6387 -COMPATIBLE CREAM (BODY COLOR 1) SW 7503 -STICKS AND STONES (BODY COLOR 2 FOR ENTRY TOWER TO WALGREENS STORE AND LIQUOR STORE PORTICO) SW 6320 -BRAVADO RED (ACCENT COLOR 1 FOR RECESSED ENTRY BEAM) (D) SW 7524 -DHURRIE BEIGE (ACCENT COLOR 2 FOR ALL LOUVERS AT SECOND FLOOR LEVELS, BAHAMA SHUTTERS AND TRIM) E ZINC GREY -STANDING SEAM METAL ROOFS

3 NORTH ELEVATION 1/8" = 1'-0"

# Walgreens

PROJECT NO.
PROJECT TYPE : NEW CONSTRUCTION ☐ WALGREENS MI LANDLORD'S CONSULTANT ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY: ■ WALGREENS' CONTRACTOR IN LANDLORD'S CONTRACTOR (TO BE SELECTED) STORE BUILDING 100 NEW . . . REMODELING EDGSTING.... D ... RELOCATION NEW SHELL ONLY .... OTHERS ...



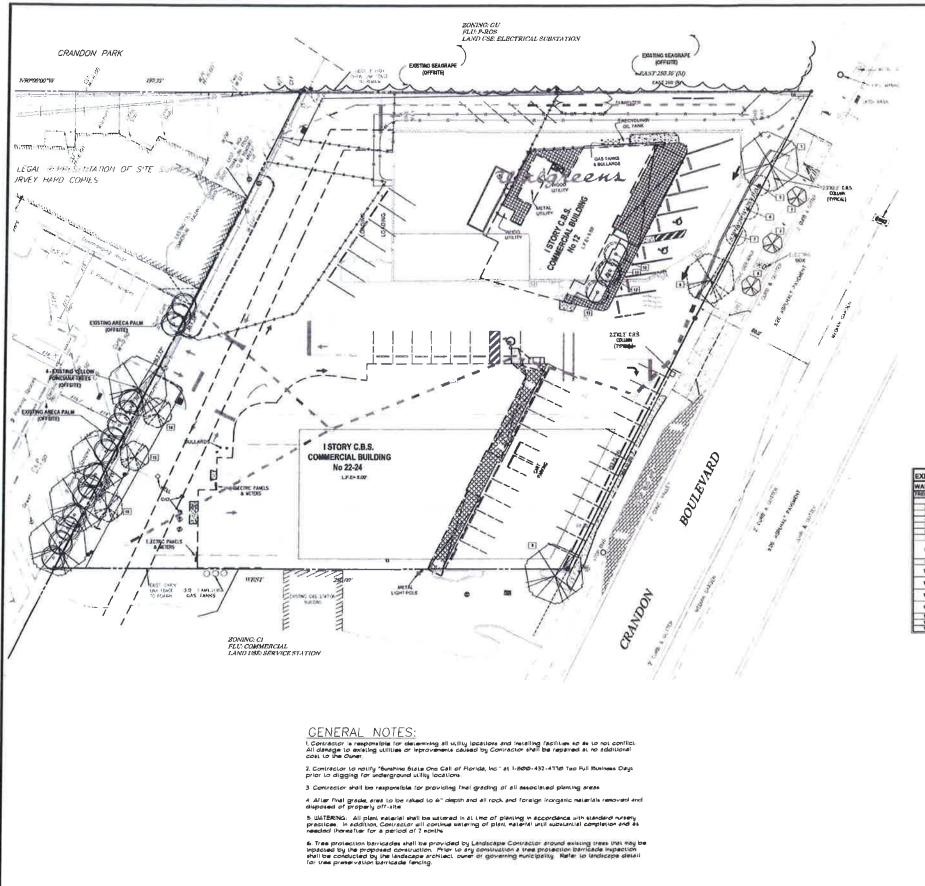
ANGEL C. SAQUI, FAIA

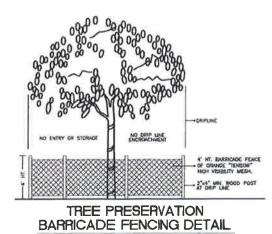
## MORGAN PROPERTY GROUP

13024 Ballantyne Corporate Pisce Suite 250 Charlotte, N.C 28277 PACKET (TON DES-MONE FAX (TON DES-MONE)



CADO PLOT: SCALE: 1/8" 1:0" DRAWING NO RAWN BY: VOID PLOT: A2.12 ATE: 03/01/13 EVIEWED BY: A.C.S II





WALGR	EENS - KEY BISCAYN	IE, FL							
FREE NO.	BOTANICAL NAME	COMMON NAME	Dilit	101	SPR	CANOPY IN	CONDITION	DISPOSITION	COMMENTS
-	Swistensa mahogany	West Indies Malogary	15"	40"	35	996	Fair	REMAIN	
-3	Querrus virginiana	Live Oak	4"	15'	- 1	51	Good	REMAIN	
- 1	Quinque virginians	Live Oak	4"	18	*	51	Good	REMAIN	
4	Querçus virginiana	Live Oak	4*	12		51	Good	REMAIN	
- 5	Washingtonia robusta	Westington Falm	12"	40° et	10"	79	Fale	remove	at City's request
	Washingtona robusta	Washington Paint	12"	60 ct	19"	. 79	Fait	FRITTIONE	at City's request
7	Washingtonia robusta	Weahington Palm	12"	étret	16	79	Fair	remove	at City's request
	Divideterske znetiogany	West Indies Mahogany	14"	38	25'	493	Poor	Lemoka	broken limbs, co- dominant, brounded but fracendous tree
	Developing managery	West Indies Matogarry	18*	45	24'	716	Fale	REMARK	
16	Veltichia mentilii	Adontitie Palm	4"	12 gw		\$1	Peor	remove	nutrient deficient
11	Valtebia merriil	Adonidis Palm	t.	të gu	r	51	Poor	remove	trumk rot, scarred, natrisec deficient
12	Cocos nucliera	Cocumil Palm	8"	16' gw	16"	178	Poor	remove	truck rot, acarraid, mulrisms deficient
13	Velichia mertili	Adonidis Palm	4	14' gw	100	51	Foor	remove	trunk rot, scarred, mutriant deficient
14	Cocolphia syffers	Seegrape	8"	0.6	464	ne .	Peer	remove	dend
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CONSTRUCTION

CRANDON BLVD. & CRANDON PARK

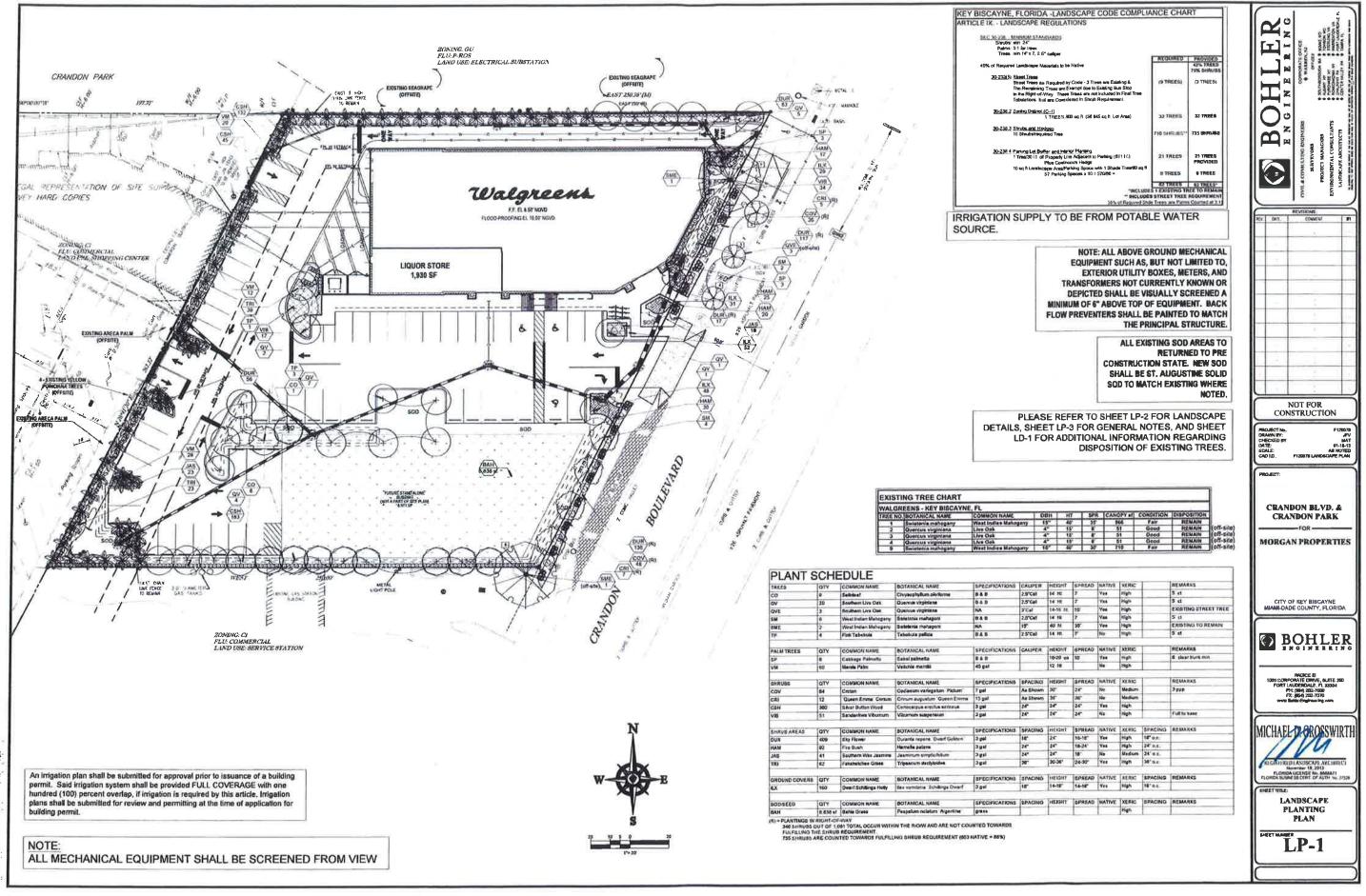
MORGAN PROPERTIES

CITY OF KEY BIBCAYNE MIAMI-DADE COUNTY, FLORIDA

BOHLER

DISPOSITION PLAN

LD-1



nted on Turnettey Novelmber 19, 2013 352 PM to an

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL FLANTING AREAS OF THIS CONTRACT UNIT, CERTIFICATION OF ACCEPTABLITY BY THE OWNER

B. PROTECTION OF EXISTING STRUCTURES

1 ALL EXISTING BUILDINGS WALKS WINLE PAVING PIPING AND OTH €TH ITEMS OF CONSTITUCTION MIDD-AUTHOR OF REPAIR CONTRICTION BY BEING BAHLL BE PROTECTION FOR DAMAGE ST VISC CONTRICTION BLIESS OF THEMMES SPECIFIED ALL DIMAGE STUDIES FOR ME SECOND ALL DE REPAIRED OF REPLACED BY THE CONTRICTION OF THE SAIS SPACIFICION OF THE COMER OF THE SAIS SPACIFICION OF THE COMER OF THE SAIS SPACIFICION OF THE SAIS SPACIFICIAN OF

## C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMP OF WORK

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#### D. MATERIALS

1 SUBMITTALS CEMERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. ON THE SIRE OR AS ON INFERMINED BY MY THE OWNER HERDLING METOVAL. OF ASMALES DELIVERY OF MATERIALS MAY

#### MATERIALS SAMPLE SUBDITTALS

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IS MEASUREMENTS THE HEIGHT ANDOR WIDTH OF TREES SHALL BE MEASURED FROM THE FORCE ACTUAL THRANK FAMEL ANDORS ACTIONS THE AMERICAN SPECIAL OF DIMINIORS WITH THE FLANCE IN THE MEASURE OF THE AMERICAN FOR THE AMERICAN FOR THE AMERICAN SPECIAL OF THE AMERICAN SPECIAL SPECIAL

CONFECTION PLANTS SHALL BE SUBJECT TO REPORTED AND APPROVING AT THE PLANS OF CHOKMAN CREATED THE REST. AS CHOKMAND DAYS BY A STANDARD THE REST. AS CHOKMAND AND THE PLANS OF CHOKMAND APPROVING AND THE COURSE OF CHIEF COURSE AND THE REST. OF REPORTED HER BEAUTION AT THE BITS CHIEFS OF CHIEF COURSE OF CHIEF COURSE AND THE PLANS OF CHIEF COURSE OF COURSE OF COURSE OF COURSE OF COURSE OF COURSE OF CO

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1 WATEN RECESSARY FOR PLANTING AND MANTENACE SHALL BE OF SHE SHE SHALL BE OF SHE SHALL BE OF SHE SHALL BE OF SHALL BY SHE SHALL BE RESPONSIBLE TO MAKE ANY SHALL BE S

#### F. COMMERCIAL FERTILIZER

I COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORWILL IT SYALL BE UNFORM INCOMPOSITION ORY AND PIREE FLOWENCE THAT FERTILIZER SHALL BE DELIVERED TO THE SITE AT THE ORIGINAL UNCOFFERD ON TARRES FROM BEAR NOT THE MANUFACTURER'S QUARANTEED STATEMENT OF MALVISIO.

FIFTY PERCENT (SOM) OF THE INTROGEN SHALL BE DELIVERED FROM INATURAL ORIGANIC SOURCES THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUCCESTED BY MANUFACTURER'S SPECIALIZED STORY.

I SHRUBS AND TREES — MILORGAPITE OR APPROVED EQUAL

2 ANNUA'S AND GROUNDOOVERS — OSMOCOTE/SHRIRA BLEND 14—14—14

3 SOD — 8—8—8

THADOTION TO SURFACE APPLIED FERTILIZERS ALL CONTAINER GROWN AND FELD CROWN PLANT WATERIAL SHALL RECEIVE AGRIFORM PLANTING TABLETS 24—10—5 FORMALA 21 GRAN OR EQUAL THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPIL SPECIFIED BY MAJAPACITISERS.

#### G. MULCH

1 MILLCH SHALL BE FROM SHREDDED WOOD CERWED FROM MELALEUCA OR OTHER INVASINE THEE SPECIES AND SHALL BE SILENIZED TO EFFECTIVELY CUMINATE AL: SPELDS SPORES, ETC. AND REMORE THEM BARRET.

2 MULCH WATERIAL SHALL BE MORTENED AT THE TIME OF APPLICATION TO PREVENT WHO DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3.) 3 MULCH SHALL BE CRADE BIS-REDDED AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS

4 NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY NO CYPRESS MULCH SHALL BE USED.

#### H. DIDGING AND HANDLING

I PROTEST ROOT SYSTEMS OR PROTECTION SO PLAYTS AT ALL TIMES FROM SUM AND DEPTHO TAMES HAVE A RECESSARY WITHOUT AND THE PROTECTION AND THE PROPERTY OF THE PROPERTY AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY AND THE PROPER

ANT TRANSPIRANT PRODUCT (MACTERUF OR EQUAL) TO HIMMIZE TRANSPIRATIONAL MATCH 1055

EMILLO MADBURGAMEN PARTIS (BAB) SAMILLE DO VINTER BALLATORI, DALA OF SERI. OF SINCE SISTEMA TELEFOR THE CONTROLLED BALLATORI B

; AS NOTE MANUE DO THE FIRST STANDER OF SHAPE MEDITS THE ROOTS STALL NOT BE OUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PUNITURIT CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PROPERTOR MANUE.

A PROTECTION OF PAUS (IF APPLICABLE) ONLY A MINIMAL OF SIGNIDS SHALL BE A PROTECTION OF PAUS (IF APPLICABLE) ONLY A MINIMAL OF SIGNIDS SHALL BE A PROTECTION OF THE APPLICABLE AND STANDARD OF PAUS AN

5 EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO BUTHACE AND SUBSURFACE BLEMENT'S SUCH AS UTILITIES OR HARDSCAPE BLEMENT'S FOOTIERS AND PREPARED SUB-BASES

#### L CONTAINER GROWN STOCK

1 ALL CONTAINER CROWN MATERIA. SHALL HE HEALTHY VIGIGICUS WELL—HOOTEC PLAIN SHAD ESTABLISHED IN THE CONTAINER INVANICH THEY ARE SOLD THE PLAINES BULL HAVE TORS WHICH ARE OF GOOD OULDUT AND A TE HA HEALTHY GROWNIS CONDITION AND SHALL WIFET MEMBRING THE CREATERING THE PLAINER.

; MISSIAN, THEO CONTAINER CHOWN IN MIT HAVE BETWIND MITCHITON CONTAINER WITH A CONTAINER OF CONTAINER OF CONTAINER OF CONTAINER OF CONTAINER OF THE CONTAINER O

#### 3 PLANT ROOTS BOUND IN CONTAINING SHALL NOT BE ACCEPTABLE

J. COLLECTED STOCK

K. NATIVE STOCK

I FLAVITY COLLECTED FROM WAD OR HAT INE STANDS IN MALL BE CONSIGERED GROWN WHICH THEY HAVE BEEN MICHESSYLLLY REESTALLISED IN A NUMBER? ROW AND GROWN HOLD RECOULD HAVE REST COLL TWEN FINGHIESES FOR A IMMEDIAL OF GROWN TO MIREATE FULL RECOVERY FROM THANSPARTITION THE MARSERY ROW.

#### L. MATERIALS LIST

LAMBLES DECESSARY TO COMPLETE THE WORK ON THE PRIMINES SHALL BE FARMISHED QUARTITY EST WATES HAVE BEEN MADE CARREFULLY BUT THE FARMISHED QUARTITY EST WATES HAVE BEEN MADE CARREFULLY BUT THE MANISHARM FRONTERS TORI CHARREFUL SHANDERS NOT BUT SHOWN OF THE PRIMINES HAVE BOTH SHOWN OF THE PRIMINES HAVE BOTH SHOWN OF THE PRIMINES HAVE BOTH SHOWN OF THE PRIMINES HAVE BUT THE CHARLES WORTE FOR THE COMPANIES WAS ALL THREE CARREFUL WAS ALL THREE WAS ALL T

#### M FINE GRADING

1 FINE GRADING LINDER THIS CONTRACT SHALL CONSIST OF FINAL FINASHED GRADING OF LIMITIAND REAST THAT HAVE BEEN ROUGH GRADED BY OTHERS BERNING AS SHOWN ON THE DRAWNINGS SHALL BETTHE RESPONSIBILITY OF THE LINDERGE CONTRACTOR LINLESS OTHERWISE NOTED.

2. THE LANDICHE CLEFT REACTOR RIVAL FREE GRADE THE LEWIS MIND A MINE A MELSE TO HER FOLDWINDHOUSE OF TO HALL FREE BY OWNER ALLOWAYS FOR THE CAMPAIN OF THE PRODUCTION OF THE THE SOUTH ALLOWAYS FOR SY HAND AMBOUNT HALL EXCHANGE THE THE CESSIVET MOLUDING A GRADNIC TRACTOR WITH FROM THE COLORIDAT FOR THIN SECTIONS OF WHITH THE STATE OF

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

## N. PLANTING PROCEDURES

CESTAND OF RECIPIE CONTRIBUTION THE CONTRIBUTION SHILL CESTAIN WORK AND REPORTED HAND AND THE CONTRIBUTION AND THE CALL FURBISHED CONFILETELY REPORTED FROM HOTHER AND THE MAD TOTAL MATERIAL SHALL BE COMPLETELY REPORTED FROM HE SITE THE WASHERMAND SHALL FOR SEASONED HAND THE WASHERMAND SHALL THE SOA. SHALL THE WASHERMAND HAND THE WASHERMAND HAND

2 VERIFY LOCATIONS OF ALL UTUTES CONDUITS SUPPLY LINES AND CARLES WILLIAMS BUT NOT LUITED TO ELECTRIC CAS (LINES AND TANKS) WATER, SANITARY SEVER STONE WATER LINES CASLE AND TELEPHONE PROPERLY MANTARI AND PROTECT ENSIT N

SARRIAN AND MOTICLE EASTING UILLINES

3. SARRIANDE ROVANTANT SIER DONTRACTOR S RESPONSIBLE TO REMOVE ALL
EXISTING AMD BENOTED BARROCK AND LIMEROCK ALD—BASE FROM ANI.
LANGSCAFE, RAINFO AREAS ON BARROCK AND LIMEROCK STATEMENT OF THE CONTRACTOR IN REPORTMENT OF THE CONTRACTOR AND PROSTRICE DRIVEN OF THE MEDICAL CONTRACTOR AND POSTING ENABLISHED CONTRACTOR STATE OF THE PROPERTY OF THE PROSTRICE OF THE CONTRACTOR AND POSTING ENABLISHED CONTRACTOR STATE OF THE PROPERTY OF THE PRO

PLANTS WHE DUSAN INVIGENT CHEROMINESTING.

SERBEAR, COUNTY WITH FEEDERS, STATE COLINY AND LOCAL

REGULATIONS GOVERNMOLE AUDICIDES AS LIBED THE PROPE PLANTS SHALL BE

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6 THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS COORDINATE THE PLANTING WITH THE BRIGATION WORKFOO ASSURE AVAILABILITY OF WATER AND PROFER LOCATION OF RRIGATION ITEMS AND PLANTS

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"A ELANTH SENSE TRAINED SEXEMANCE TO THE WIND WORKER HAN ACCORDINATE.
WITH HIS USE STANDOWS?" O'MARRIEST SELECTION OF THE WIND ENGINEEN HAND OFFICER.

OF THE CRANNERS AND EMERGED COUNTY THE PROPERTIES OF ARTHUR OF THE WIND HAND ACCORDING TO HAD ALL TRACE WITH MITH SECTION OF THE HAND THE WIND HAND ACCORDING TO HAD ALL TRACE WITH MITH MANAGED TO HAD ACCORDING TO THE HAND THE WIND HAND HAND THE PROPERTY OF THE HAND OFFI THE HAND THE WITH MITH PROPERTY OF THE HAND THE WIND HAND THE WIND HAND THE WIND HAND THE HAND THE WIND HAND THE HAN

8 TAKE ALL NECESSARY PRECAUTIONS TO AYORD DAMAGE TO BUILDINGS CURBS PAVING AND OTHER HARDSCAPE WATERIALS WHILE WISTALLING TREES

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12 FEMILES FOR DAMAGEOON BROKEN LINES CACHTREE SHALL BE PAUSED TO PRESERVE THE NATURAL CHARACTER, OF THE SHEDIES ALL DICKER GROWN SHALL BE COMPLETED FROM TO BROKED ORGANIZATION.

13 S-PUIS AND GROUNDECRESS PLANTS IS HAU DE EVENT, SPACED IN ACCORDING WITH THE FRANTACS HAU AS A SHADON AS AND AS HAND AT EST AND LIST CALITIVATE ALL MASS PLANTAC REACT OF A WINNING DEPTH OF REPUIS AND AS PROSED ALL DEGRES TILL 4 OF PLANTAC ASKED TO A WINNING DEPTH OF REPUIS AND ASSED AND ASSED AND ASSED AND ASSED AND ASSED AS A SHADON AS

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TO MIRICHING IPPOVIDE A FIRRELINGH (Q ) MINIMUN LAYER OF SPECFIED MULC OVER THE ENTIRE AREA OF EACH SHRUB BED DIROUNCOOVER AND VINE BED A TREE PIT IFOR TREES IND PALMS MIN THREE RICH (3) FROM EDGE OF TRUNK UNLESS OTHER REQUIREDED LOCAL CODES AND SPECFIES OAS INCH

IG SYSTEM CHERACCE WED CONTROL ALL PLANT REGIS RIMLL BE REFT FREE OF NOROUS WEDD BUTLE HAML ACCEPTANCE OF WORK IF CHECTED BY THE COMMON OF HERD REGIS LOSS AND BERNELONE SHALL BE AVENUE FOR INVESTIGATION OF A PROPERTY OF THE COMMON OF THE CHERACE SHALL BE AVENUE FOR THE CONTROL OF THE AUTHOR FOR THE CHERACE SHALL BE AVENUE FOR THE CHERACE SHALL BE AVENUE FOR THE CHERACE SHALL BUTLE OF THE SHALL BE AVENUE SHALL BE AVENUE FOR THE PROPERTY OF THE AUTHOR WITH AN APPROVED FREE—EMERGEDT HERBO CIE AT AM APPLICATION RATE RECOVERAGE BY THE AWANTACTURER.

O. LAWN SODDING
STEIDTAMBUM SEQUENTIAL OF LIGHTAL WALESS DETERMISE NOTE: (\$1 AUGUSTINE SOUD \$00);
I FILE WORK CONSISTS OF LAWN BED PREPARATION SULL PREPARATION AND 1. THE WORK CONSISTS OF LAWNI BED PREPARATION DULFFERRATION AND SODDING COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWNI ACCEPTABLETO THE OWNER AND

SOVERNING AGENCIES

2. JAMIN BED PREPARATION ILL AREAS THAT ARE TO BE SOODED SHALL BE CLEARED
OF ANY ROUGH GRASS WESTOS AND DEBRIS AND THE SOLL BROUGHT TO AN EVEN
PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BB (TW

3 BUL PREPARATION PREPARE COUSE ED FOR MO-EST IL 15EP J. PPLY TRANSPORT DE L'ANDRE SE L'

4 SODDING "HE CONTRACTOR SHALL SOO ALL PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWN'SS WITHIN THE CONTRACT LIMITS TO CREATE A LIMITORIAL NOTE THAT POR THE PARTY FOR THE BY

a) THE SCD SHALL BE CIRP SPIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS ABSOLUTELY TRUE TO WARIETY TYPE. AND FREE FROM WEEDS FLARGUS INSECTS AND CISEASE OF ANY KIND, SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLUD SOCIEDED LAWIN AREA.

b) SOD STALL BE LAID IN ROWS WITH EVERY OTHER ROW STADGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS SEW LURINS USOD TO MISSIFE A TIGHT FIT AT JOINTS.

OS DI SHALE RAND LINFORMIN MANINST THE EDGES OF ALL CURBS AND OTHER HARDSCARE ELEMENTS PANCO AND PLANTED AREAS ADJACENT TO BLI DINKE HARDSCARE ELEMENTS PANCO AND PLANTED AREAS ADJACENT TO BLI DINKE A FOUR MONEY BULLOUSTERD SHALL BE ROUGHED MINED AT LINE MOLLEY WITH A LIMM INSCLUENCY OF A LIMM A REAL SHALL BE ROUGHED WITH A LIMM INCLUENCY OF A LIMM A LIMM A LIMM A LIMM A LIMM A LICE ROUGHED WITH A LIMM INCLUENCY OF A LIMM A LI

5 CHRIND DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWY AREAS. THE 800 PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRIVING AND UNHICKSBARY POPOSINE OF THE ROOTS TO THE SUM ALL BOD SHALL BE MISTALLED DURING THE DAY OF IS ARRIVAL.

#### AUNY NUMBER OF STREET

a) WITHIN THE SITE. THE CONTRACTOR SHALL PRODUCE A DENSE, WELL EST AULISHED LAWN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAR AND RE-SOUDION OF ALL ENDED SHARMON OR BASE SOFTS WILL CERTIFICATION OF ACCEPTABLITY BY OWNER DEL US IN THE ORIGINAL, WORK SOUDIE AND PROCESS INCLUDING RECRAINING. THE CREAKING, WORK SOUDIE AND PROCESS INCLUDING RECRAINING. THE CREAKING.

b) WATER EVERY DAY FOR FOURTEEN (14) SUCCESS VE DAYS TURN WATER THREE (3) THESPER WEEK (AT EVEN MEENVALE) WITH FULLY SSTABLINED ON AN ACCORDINGLY COORDINATE WATER SHAPE OF STABLINED ON ACCORDINGLY COORDINATE WATER SHAPE SHAPE OF SHAPE WATER HAND FALL EVENTS IN DURANTEN OF TWORTY (23) WINDTES OR MORE THAT FROM CELL OF THE SHAPE OF SHAPE WATER OF SHAPE WATER OF WATER SHAPE OF SHAPE WATER OF SHAP

#### P CLEANUP

1. JPON CONFLETION OF ALL PLANTING WORK AND REFORE FINAL ACCEPTANCE THE CONFRACTOR SHALL RELOVE ALL MATERIAL ECLIPMENT. AND DESRIS RESULTING FROMHEN WORK, N., PANED MATERIAL SHALL DESIGN LECENS DAY THE SITE LEFT IN A HEAT AND ACCEPTABLE CONCINTON AS APPRIONED BY THE CHIMEN'S ALL PROMED REFERENCIATION.

#### Q. PLANT MATERIAL MAINTENANCE

I ALL HAMIS AND PLANTING INTERIALS INCLUDED UNDER THIS CONTRACT BHALL BE MAITHINED BY MATERIAD STANDARD, AND SHATTING, DO STANDARD, AND LOTHER CERTIFICATION SHATTING, AND SHATTING, AND CHOSPITABLITY CONCERNOR STANDARD SHATTING THE CONTRACT CONTRACT OF THE CONTRACT CONTRACT

R. MAINTENANCE IALTERNATE BID ITEM

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE INITIAL BO-DAY WANTERIANCE PERICD ON A COST PER WORTH BABBY.

#### S. GUARANTEE

1. THE LIFE AND BATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CRUENCAR TRACTOMMERCAN AT THE TIME OF CERTIFICATION OF ACCEPTABLITY BY THE OWNER OF OWNER SIDESCARE.

Z THE LIFE AND SATISFACT ORT CONDITION OF ALL SIGN INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A WINNIUM OF HINETY/SIG CALENDAR DAYS COMBENCING AT THE THIED FOR CHITTERION CONTRACTOR BY THE CHARLES OR CONNERS OF ESCAPE

3 FERLACIONI AM PLANT NOT IN A HEALTHY THINNING GOOMS COGNITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOCIALS WEATHER CONDITIONS REPUT SHOULD THE OWNER SIZE OF THE SHOULD HEALTH SHOULD THE OWNER SIZE OF THESE AND PAULS MAY BE GIVEN A PERSON OF THE PROPERTY OF T

MATERIALS AT A RATE OF THE ORIGINAL CONTRACT BIO RATE. IN LIEL OF AN ADDITIONAL REPLACEMENT.

A INTELEMENT HE DAMER RECISION TO CONTRACT WITH THE CONTRACTOR FOR DAMER RECISION TO CONTRACT WITH THE CONTRACT OR RECIPION OF THE CONTRACT ON THE CONTRACT OF THE CONTRACT OF THE CONTRACT OF THE CONTRACT ON THE CONTRACT OF THE CONTRACT OF THE CONTRACT OF THE CONTRACT ON THE CONTRACT OF THE CONTRACT OF THE CONTRACT ON THE CONTRACT ON THE CONTRACT OF THE CONTRACT ON THE CONTRACT ON

#### T. FINAL INSPECTION AND ACCEPTANCE OF WORK

GUARANTE EFECTO SMALL NOLUCE PLANTING CONSTRUCTION AND ALL OTHER INCONTRACTOR ANY PLANTING TO THIS CONTRACT MAY PLANTS NO INSETTING THE CUTTERIA OF PARTIAL WORK AND THANKAS AND THANKAS AT THIS TIME AND THAT ANY PLANTS NO INSETTING THE CUTTERIA OF PARTIAL THE SUBJECT OF THE SMALL ROUTE OF THE SMALL PROPERTY SHALL BE SUBJECT OF THE SMALL ROUTE OF THE SMALL PROPERTY SHALL BE SUBJECT OF THE SMALL ROUTE OF THE SMALL PROPERTY SHALL BE SUBJECT OF THE SMALL ROUTE OF THE SMALL PROPERTY OF THE COMPONION.

#### U. GRADING & ORAINAGE NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL LITHITY COMPANES IN ACCORDANCE WITH THE DIG SAFE' NOTIFICATION PROCEDURES REPORTED BY THE RESPECTIVE UTILITY COMPANES IN FLORIDA CALL FLORIDA BURSHINE AT All

2 CONTRACTOR SHALL BLATHAW CARTHAWORE SMOOTHLY UTO EXISTENC PROCEDUD YERLOW, CHRYCE CHERCLE CARTAIN ALL TOP MAD BOTTOM OF ILL CREEK 1) PITCH EVENLY BETWEEN SPOT GRADES IALL PLAVED KREAS MUST PITCH TO DRAW AT A VIBN WURK SLOPE OF OVE FICHTH WICH (1/8) I PER FOOT MAY DIRECTED AND TALLOWING THIS TO OCCUR BIMIL, BE REPORTED TO THE OWNER PROPE TO CONTINUING WORK

4 WHERE LEWING UP EAST WIND A CETTER DISTRUMENT OF BARTHAN WE SUCCEEDED BY THE WAY OF BARTHAN WE SUCCEEDED BY THE WAY WHERE SUSTAIN WESTERN WORKERS SUSTAIN WESTERN WERE SUSTAIN WESTERN WAS CARDED SO FOR A ROOM BARBEST STAIN OF THE WASTERN CARDED SO FOR A ROOM BARBEST STAIN OF THE WASTERN SUSTAIN SO CARDED SO FOR A ROOM BARBEST STAIN OF THE WASTERN SUSTAIN SUSTAIN

#### Y UTILITY PLAN NOTES

1 CONTRACTOR SHALL INSTALL BOHEDULE & PVC CONDUIT (SLEEVES) FOR ALL PRIGATION PAPING LINDER ALL PAVEILENT ANEAS TO CONKECT ALL LINDESCAPE ADDRESS.

#### W SITE PREPARATION

2 THESE AND GHRUSS TO RELAWN SHALL SE PROTECTED BY THE INSTALLATION FORCH, AT THE DRIVE LIGHT OF THE INSTALLATION FORCH, AT THE DRIVE LIGHT OF THE INSTALLATION FROM THE THE INSTALLATION FROM THE FROM SHALL BE SUFFICIAL. IN THE PREVIOUS CONSTITUTION FROM THE FROM SHALL BE SUFFICIAL. IN THE PREVIOUS CONSTITUTION FROM THE FROM COMPACTIVES SO LATTHE ROOT ZONE AND OMNASING TRANS AND SHANDOWS.

3 IF IN ORDER TO PERFORM EXCLINATION WORK IT SHOULD BECOME NECESSAR! TO OUT ROOTS OF PLANTS TO BE SAVED. SUCH ROOTS SHOULD BE OUT INATILY WE AS WOOTH CARRY OUT BY A BAMPS BAW, COVERED WITH BRUTH, AND KEPT MOIS UNIT BY A BAMP SAW, FOUR EDWITH BRUTH, AND KEPT MOIS UNIT BY ROOTS ARE BACK FALLED TEARS ON JAUGED OUTS TO ROOTS ARE UNIXCEPTABLE.

4 THEE AND SHEUB REMOVAL SHALL INCLUDE THE FILLING CUTTING GRUPPING OUT OF ENTIRE ROOT SYSTEMS AND SATISFACTORY OFF—SITE DISPOSIAL OF ALL TREES SHALLES STUMES VEGETATIVE MAD EXTRANEOUS DEERIS PRODUCED BY THE REMOVAL OPERATIONS

2 CONTRACTOR & RESPONSELY LORANY DAMAGE AREAL AND OUTBOOT THE LIMITATION CONTRACTOR AND CONTRACTOR AREAL AND OUTBOOT THE LIMITATION CONTRACTOR AND CONTRA

c at many class variety denotes the sate of the process of the sate of the sate of the process of the pro 7. ALL INVASIVE EXCITIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES. REQUIREMENTS OR RECOMMENDATIONS.

#### A MOOT CONTROL BANKING

1 RODI CONTROL RECOLUCT SHALL BE, A LEEL CARCAL JABRIERE RECOLUCT. PRODUCT SHALL BE INIT-ARREPER RODI CONTROL SYSTEM AS AMUJEACHMED SHE BER FIREWINESMEMBLAY INC. AND DISTINSTITUTED BY HORT ENTERPRISES INC SHOULD SHARP SHE SHALL BE SHALL

) FROCUST BYAIL AS A SCUCKCAL BURNING UTLIFACTURE -PASSAME CAPS A 57 MTEGRATED BITO A GEOTEXTLE FARRIC ACTIVE HERBICIDE SHALL BE TRETURALN AND MINIMUM THE REPLEASE OF EFFECTIVE PRODUCT SHALL BE 1-5 YEARS IN THE MOST ADVERSE CONDITIONS FOR SUCH A PRODUCT

3 FRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS

4 USE PRODUCT WHERE TREES ARE WITHIN EIGHT FEET (6) OR LESS OF HARDSCAPE SURFACES INCLUDING CURBS SCIEWALKS STEPS, AND ROADWAYS 5 SPECIFY ESTWOOLDERON

5 WHERE CONDITIONS REQUIRE PRODUCT AS SET FORTH IN NO. 4 ABOVE, USE SPOON INT AT LEAST TEN SEET HAVEN SITHED PURENTION (SPON) THE CHAPTER OF PRODUCT AT LEAST TEN PEET (10) NI OTHER CHECKTON FROM THE CHITER OF TRIMM ALONG INCAME PER MEMBERS SUCH AUGUMES WARMANY ETT OF THE MITHER OF THIS SHEEPING THE OFFICE OF THIS SHEEPING THE OFFICE OF THE OFFICE OFFICE OF THE OFFICE OF THE OFFICE OFFI

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#### Y IRRIGATION

T. INDICATION I.

T. CONTRICTOR TO PROVIDE AN INSTRUCTOR CEREBY FOR BUTH LAWA AND BED AMEAS DESIGN TO BE SOUTHED FOR PROVIDE AND ADMONDA. OUT THE FOR PREVIOUS AND ADMONDA. OUT THE FOR PROVIDING THE FOR PROVIDING THE PROVIDE AND ADMONDATION ADMONDATION AND ADMONDATION ADMONDATION AND ADMONDATION ADMONDAT

2 CESCINCO POSIGIS SHALL CORRECT OF AN AUTOMATA, ANASCERICAN REPORTOR ENTER PROCESSES DIVIDENTED WITH SOME OPEN, OF AN CONTRIBUTE AREA SEACOR INSTALLED BY ALL ADMENTATIONS CONTRICTOR THIS STIFFS AND AND AS RESTALLED AND OPENATIONAL WIT-MITTER (10) DAYS OF THE INTIAL LANDSCAPE INSTALLED AND OPENATIONAL WIT-MITTER (10) DAYS OF THE INTIAL LANDSCAPE

SITE NOTES

5 CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER

6 CONTRACTOR SHALL FAMULIARIZE HUMBER SELF WITH THE LIMITS OF WORM AND EXISTING CONDITIONS AND VERIEV ALL INFORMATION 45 SCREPANCIES EXIST CONTRACTOR SHALL NOTIFY OWNER OR GHAMPES SOESIONEE INWRITING WITHIN SEVEN (7) CALENDAR DAYS DE NOTICE TO PROCEED

7 CONTRACTOR SHALL VERRY LOCATIONS OF ALL UADERGROUAD UTUITIES AND ORDERN AS—BULT INFORMATION DEWNINGS WERE PREPARED ACCORDING TO THE REST INFORMATION (AVAILABLE AT THE TUPE CONTRACTORS THAT LIGHT YOUNGER HERPTESHING ATT

11 THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING SOILS AMENDMENTS ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.

14 CONTRACTOR SHALL FELD ADJUST LOCATION OF PLANT MATER AL AS NECESSARY TO ADDID MARGE TO ALL EXISTING LADERSON OF UNITLIES AND/ADSTRICTOR (POWNED SHATE) ALL O-MARGES REQUIRED SHALL SE COMINE SELECTION ADDITION OF THE CONTRACTOR'S EXPENSES AND SHALL SE COORDINATED WITH THE OWNERS DESERGINE.

15 ALL PLANTING AREAS UNLESS OTHERWISE MOTED SHALL INCLUDE THREE INCH (IT) LAYER OF MULCH AS PER THE SPECIFICATIONS

16 ALL TREES PLANTED HILAMA, ARCA SHILL, RECEIVE ATHERE FOOT DIAMETER (3) MULCH JING AT COPTION THREE NOVES (3)

16 ANY SUBSTITUTIONS IN SIZE ANOIGH PLANT MATERIAL WIST BE APPROVED BY THE OWNER'S DESIGNEE IN WRITING ALL PLANTS WALL BE SUBJECT TO APPROVAL BY OWNER'S DESIGNEE BEFORE PLANTING CAN BEGIN

20 CONTRACTOR SHALL REFER TO "THE LANDSCAPE MARRING DETAILS PLANT US-OBJECTAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS "OR FURTHER AND COMPLETE INSTRUCTIONS

IT ACCURATE BOARS CLEANINGS FTC SHALL BE FAINTED CAREER F HI SHASS HARAS AND BROWN F MINICOL FREIA.

1 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT MAY DISCREPANCES #11-IE SITE SURVEY TO THE DANIER PROR TO STARTING WORK GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN CUANTITIES SUPPICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING.

2. ALL BIODEGRADIALE FURLIAP SHALL BE UNTIED AND FIREFO DIXINI TO EXPOSE THE TOP 10 OF THE BALL WIRE BASKETS AND OTHER NON-BIODEGRADIALE, MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PHIOR TO PLANTING CARE SHALL BE TAKEN NOTTO BREAK OR DISTURBINGOT BALL OF PLANTS.

J. ALL PLANTS SHALL BE WATERED BY HAND IN SUFFICIENT DUANTITIES TO THOROUGH! Y'WE' EXTIRE ROOT SYSTEM MINEDIATELY AFTER PLANTING

4 PLANTS SHALL BE GUARANTEED TO A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE VIGOROUS AND THRIVING AT THE END OF THE GUARANTEE FOR MORE DETAILS.

(48) "COURS MINIMAM PRIOR TO DISCONS FOR VERPICAL CINCS ALL, LINGUER BROUND UTILITIES AND OTHER OBSTRUC" CHIS AND COURDMATE WITH OWNER'S DESIGNEE IN WAITING PRIOR TO MITHATING DEPARTICINS

8 CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATER ALLTO BE RELOCATED THE CONTRACTOR SHALL FLLLY ASSIST AND DOORENATE THIS WORK WITH THE OWNER AS DESIGNER PRIOR TO INITIATING FIELD DOGRES THE TREE.

10 LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWINGS ENACT LOCATIONS OF RELOCATED PLANT MATERIAL WILL BE CLARFIED BY THE OWNERS DESIGNER ON SITE

12 TYPICALLY SHALD AND GROUNDCOVER PLANTINGS ARE SHOWN IN MASS. PLANTING BEDS FLANTISSHALL SE PLACED ON A LINERS SHACING CONFIGURATION. AROUND BLUDNG FOUNDATION AS SHOWN ON DORATING PLANTIC CENTER TO GENER DIMENSIONS (C.C.) ARE USED ON THE RANTILIST. FOR PROMIETSH AND PARKING SLAND SPACKOL ISET THE TRIMICAL OR SHOWNO METHOD.

TO CONTRACTOR SHALL FELDISTAKE THE LOCATIONS OF ALL PLANT MATERIAL PRICE TO WITHOUT OF THE DAMAGE.

17 ALL EXISTING TREES TO REMAIN IN LAWN MREK SHALL RECEIVE A MULCH RING TWO REET ID FOUR FROM EDGE OF TRUNK OR TO THE LIMIT OF THE ADJACENT LAWN MREA AT A DEFTH OF THEME MOYES (IT AS PER THE SPECIFICAL KINS).

19 PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

OFFICES

SOUTHBOROUGH MA 6

ALBARY IN

PURCAGE IN

FONCONCOLOM

CHALFONT PA

CHALFONT PA

CENTER VALLEY PA T<sub>z</sub> B B

ROWE ND TOMSON ND STERUNG VA WARRENTON VA FORT UNDGRIDNLE TAMBA FL

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CRANDON BLVD. & CRANDON PARK FOR -

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CITY OF KEY BISCAYNE MIAMI-DADE COUNTY, FLORIDA

MORGAN PROPERTIES

**BOHLER** 

RACKE BI 1000 CORPORATE DRIVE, SLATE 250 FORT LAUDERDALE, FL. 20214 PH (864) 202-7070 FX (864) 202-7070

MICHAEL D GROSSWIRT ELEGITED LANDSCAPE ARCHITECT
November 19, 2013
PLONIDALEZADE No 666611
FLONIDA SCENES SCENT OF AUTHORIZADES

> LANDSCAPE GENERAL. PLAN

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